

A close-up photograph of several hands of different skin tones stacked together in a supportive gesture. Some hands are wearing wristwatches. The background is a soft, out-of-focus white.

2005 Year In Review



Arlington Housing Authority

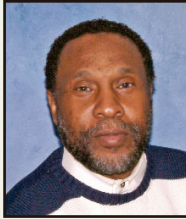


Our Mission

The mission of the Housing Authority of the City of Arlington is to advocate for and pursue affordable housing opportunities for low-income persons in Arlington by:

- Establishing partnerships with public or private community service providers;
- Effectively communicating with internal and external constituencies;
- Attracting and retaining knowledgeable staff and Board members by supporting professional development and personal opportunities; and
- Maintaining and improving fiscal accountability and operational efficiency.

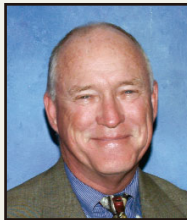
Arlington Housing Authority Board of Commissioners



Rick Harris
Chairman



Mary Jean Moloney
Vice Chair



Charles Clawson
Commissioner



Barb von der Heydt
Commissioner



Sabrina Young
Resident Commissioner

Achieving our goals and building bright tomorrows for low-income families... one step at a time.

Vision...

The Arlington Housing Authority will be recognized by the community as the leader in providing quality housing assistance for low-income individuals and families in the city of Arlington. The AHA will provide a full range of housing opportunities and solutions to enable clients to reach their highest potential. The AHA will earn and maintain the public's trust by demonstrating expertise, professionalism, integrity, and accountability.

Core Values...

- COMPASSION** – Serving clients with respect, empathy, and dignity.
- COMMITMENT** – Steadfast commitment to helping others through dedication, urgency, flexibility, and thoroughness.
- CREDIBILITY** – Demonstrating honesty, integrity, knowledge, reliability, and fairness. Maintaining the highest ethical standards; fostering accountability, excellence, efficiency, and good financial stewardship.
- COOPERATION** – Developing open communications with the community; being open to new ideas; and sharing information with all constituencies.

Strategies...

- Maximize integration of public and private resources
- Effectively and efficiently increase client opportunities and choices
- Demonstrate integrity to earn and maintain the public trust
- Actively and effectively communicate to improve the public perception of AHA
- Leverage resources and maintain sound financial practices

A Message from the Executive Director

It is my pleasure to present the Arlington Housing Authority's 2005 Annual Report. In 2005, our efforts centered on maximizing resources, and building relationships with collaborative partners to serve families seeking shelter from the devastating effect of Hurricane Katrina while continuing to serve Arlington families in need of affordable housing.

The affordable housing resources we provide enable eligible participants to meet basic needs of nutrition, childcare, educational opportunities, and healthcare. In 2005, over 3,300 low-income families and individuals received housing assistance through the Housing Choice Voucher Program, which resulted in a higher quality-of-life for these families. The Arlington Housing Authority (AHA) staff issued 200 emergency Housing Choice Vouchers to families seeking shelter from Hurricane Katrina. Another 543 evacuee families received housing assistance through funding received through the Federal Emergency Management Administration (FEMA) and 107 evacuee families were assisted through the Katrina Disaster Housing Assistance Program (KDHAP). Also, in administering the homeless grant programs in concert with community partners, staff increased the capacity of homeless persons to obtain housing resources and other essential support services.

Staff also focused on helping program housing participants achieve economic self-sufficiency. As a result of dedicated efforts of staff, the Arlington Housing Authority exceeded HUD's programmatic requirements in the Family Self Sufficiency (FSS) Program. We are proud of all the FSS participants, especially two participants who became first time homeowners.

In 2005, through the Housing Rehabilitation Program, staff facilitated the rehabilitation of 74 homes, which allowed the low-income owner/occupants to reside in housing that meets local codes.

The success of any organization is, by large measure, determined by the quality of its leadership. The Arlington Housing Authority is governed by a five member Board of Commissioners who guide the progress and direction of the AHA. I would like to thank the Board of Commissioners for their insight and leadership throughout 2005. The Landlord Advisory Committee and the Resident Advisory Committee have also offered invaluable support and recommendations.

The annual report highlights the remarkable accomplishments achieved in FY2005 as a result of the diligent and effective work performed by the AHA staff and the leadership of the Board of Commissioners. It is my pleasure to share the successful accomplishments of the Arlington Housing Authority in 2005.

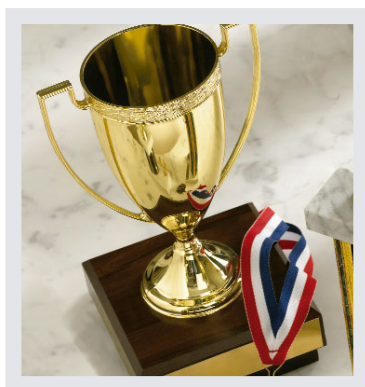


David Zappasodi
Executive Director

Achieving excellence in administration of the Housing Choice Voucher Program...

The Housing Choice Voucher Program is the largest program administered by the AHA. In 2005, the AHA managed 3,260 Housing Choice Vouchers in the City of Arlington. In February, the AHA was awarded 40 preservation units to administer in Irving, bringing the total number of Housing Choice Vouchers administered by the AHA to 3,300.

Each year, housing authorities are assessed by the U.S. Department of Housing and Urban Development on 14 Key Management indicators as part of the Section Eight Management Assessment Program (SEMAP). Being a High Performing housing authority positively impacts the community and affects future funding for the AHA.



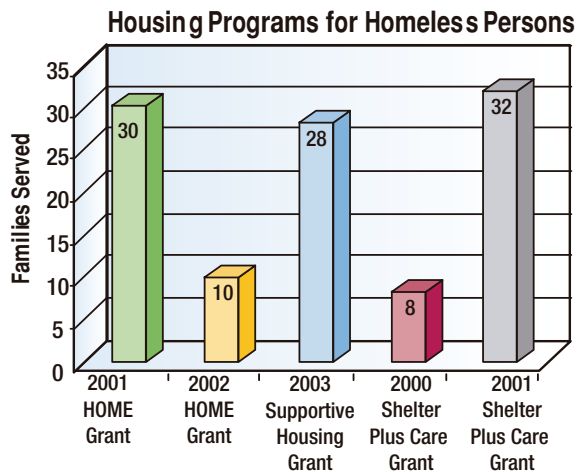
In 2005, for the fifth consecutive year, the AHA was rated as a "High Performer" housing authority. Achieving the high performance rating is a benchmark of staff's success in meeting the needs of owners and resident participants while safeguarding program integrity.

In 2005, the AHA:

- ◆ utilized 99.9% of available housing vouchers issued (39,346 unit months);
- ◆ effectively managed its \$25 million Housing Choice Voucher (HCV) Program budget;
- ◆ reduced its average rental assistance payment from \$578 to \$504, resulting in a surplus of \$2.6 million in Housing Assistance Payment funds;
- ◆ produced 18,616 checks for 850 property owners/program participants;
- ◆ conducted 7,432 eligibility determinations;
- ◆ conducted 8,691 housing inspections;
- ◆ offered housing assistance to 2,100 applicant families from the waiting list
- ◆ conducted 1,900 rent comparability determinations;
- ◆ conducted over 2,000 quality control reviews of client files;
- ◆ conducted 130 investigations and collected \$21,670 from 23 clients through repayment agreements;
- ◆ terminated forty-three 43 program participants for program abuse or noncompliance;
- ◆ received "finding free" HUD audits of the Housing Choice Voucher Program and the Housing Rehabilitation Program; and
- ◆ completed its Annual Plan and Five Year Plan for 2005-2009. This plan will be used as a strategic planning tool for the next five years.

Achieving our goals of helping homeless families achieve greater self-determination...

In 2005, the City of Arlington and Arlington Housing Authority amended the Inter-Local Agreement. Under this amendment, the AHA assumed responsibility for the Shelter Plus Care and Supportive Housing homeless grant programs along with the HOME funded Tenant Based Rental Assistance (TBRA) Program. As noted by the chart below, the AHA assisted 108 homeless families through these grants.



The Supportive Housing Program is authorized by the McKinney-Vento Homeless Assistance Act of 1987, as amended. It is designed to promote, as part of a local Continuum of Care strategy, the development of supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable them to live as independently as possible. Assistance in the Supportive Housing Program is provided to help homeless persons meet three overall goals:

- achieve residential stability;
- increase their skill levels and/or incomes; and
- obtain greater self-determination (i.e., more influence over decisions that affect their lives).

In 2005, the AHA received an Award of Merit from the National Association of Housing and Redevelopment Officials (NAHRO) for “Bridging the Gap from Homelessness to Self-Sufficiency” for the AHA’s efforts in operating the Supportive Housing Grant Program in conjunction with the Arlington Life Shelter and HUD.



Achieving the dream of economic self-sufficiency and home ownership...

Through the Family Self-Sufficiency (FSS) Program, the AHA is helping participants in the Housing Choice Voucher Program achieve self-sufficiency. The AHA has successfully operated its Family Self-Sufficiency Program since 1992. Each participating family executes a five-year FSS Program contract with the AHA that specifies the rights, responsibilities, and goals of participants.

To participate in the FSS Program, families must be currently assisted through the Housing Choice Voucher Program and be committed to personal and family goals. The AHA works with other local organizations such as child welfare agencies, educational institutions, and businesses to develop a comprehensive program that provides each FSS family with appropriate educational and job training and other services. This is intended to give the participating family members skills and experiences that will enable them to obtain a wage that can sustain them at the conclusion of the FSS Program.

In 2005, the AHA enrolled 142 participants in the Family Self-Sufficiency Program, exceeding HUD's mandatory minimum requirement for participants. Also, two graduates from the FSS Program became homeowners.

They are now using their Housing Choice Vouchers towards their mortgage payments



FSS Coordinators: Alan Branch, Julie Andrews



FSS homeowner Gloria Perez

Achieving the goal of maximizing resources to help low income homeowners ...

In 2005, the AHA assumed responsibility for the management and operation of the Housing Rehabilitation Program which provides forgivable loans to eligible low-income homeowners in Arlington to rehabilitate their homes to bring their properties into compliance with local

codes. The program's intent is to provide safe and decent housing for low-income families.

As of 6/30/05 (the close of the grant year) the AHA:

- expended \$483,442 in improving Arlington's housing stock and completed 74 rehabilitation jobs;
- exceeded its unit construction goal and spent an average of \$6,533 per job; and
- revised the housing rehabilitation budget to include both Community Development Block Grant and HOME Investment Partnership funds and prepared new policies and procedures for the program.



The Housing Rehabilitation Program has three major components—Owner Occupied Housing Rehabilitation Program, Emergency Repair Program, and the Architectural Barrier Removal Program.

Under the Owner Occupied Housing Rehabilitation component, preferences have been established for assisting disabled homeowners whose income does not exceed 80% of the area median income. The Emergency Repair Program is administered on a "first come, first served" basis for eligible, low-income homeowners. The Architectural Barrier Removal Program assists low-income homeowners with disabilities.



Architectural barrier removal



Rehabilitation Staff: Paul Shaffer, Amy Powell, Jeb Barr, Tim Jones

Achieving the goal of helping families in a time of need...

In August of 2005, Hurricane Katrina displaced thousands of families from the Gulf Coast region. The City of Arlington received approximately 10,000 persons fleeing the disaster areas (primarily New Orleans) who were seeking temporary shelter and other services.

In order to assist these families, the Arlington Housing Authority and the City of Arlington partnered with FEMA, HUD, local shelter providers, community service agencies, the media, and Workforce Solutions to comprehensively access and address the evacuees' needs. As a result, homeless families were provided assistance with food, clothing, job search, and temporary shelter.

The City of Arlington Emergency Operations Command (EOC) Center was placed on "High Alert", and coordinated efforts were initiated to assist evacuees with shelter and other critical needs.

As an interim step, approximately 1,300 families were assisted through local shelters including the Arlington Life Shelter, the Salvation Army, and shelters made available by the City of Arlington. Local churches and families also provided temporary refuge for



evacuees. Many hotels and motels provided housing for evacuees paid for by FEMA.

The Arlington Housing Authority played the lead role in meeting the needs of displaced families for transitional shelter.

On September 1, 2005, the AHA revised its program admission requirements and issued 200 Housing Choice Vouchers to families impacted by Hurricane Katrina. Additionally, the AHA accepted 1,600 applications for housing assistance from evacuees. The AHA staff also provided valuable resource information to help displaced families to register with FEMA, enroll their children in school, apply for food stamps, receive medical care, and obtain other support services.



As part of the long-range plan to help families impacted by Hurricane Katrina, the cities of Arlington, Fort Worth, and Dallas partnered with the Star-Telegram and Dallas Morning News to expand the annual Job and Resource Fair on September 7, 2005 at the Arlington



Convention Center. Job seekers found onsite resume services, social service agency referrals, and housing assistance from more than 70 vendors. Through this fair, Arlington helped hurricane impacted families to rebuild their lives by connecting applicants with employers and employment opportunities.


In order to ease the strain on the emergency shelters, a second phase response to the need for transitional housing was initiated on September 19, 2005. A housing fair was conducted by the Arlington Housing Authority and City of Arlington at the Arlington Convention Center. Transportation was provided from the emergency shelters to the Arlington Convention Center. Families attending the fair were able to register on site with FEMA. Property owners also participated, which enabled eligible, homeless families to lease temporary housing immediately after receiving their FEMA certificates in a

“seamless” process. Hurricane impacted families were also provided extensive resource information on where to obtain furniture, food stamps, medical care, along with information about schools and local educational facilities.

Later, participants were linked to coun-

seling and case management services to enable them to attain self-sufficiency. Over 3,000 persons attended the fair and 850 families were issued interim FEMA Housing Certificates to enable evacuees to find shelter in private apartments in Arlington. Over 540 households utilized their housing certificates and received housing assistance through this program.





In a third phase of transitional housing for Hurricane Katrina impacted families, the AHA assisted eligible families through HUD's Katrina Disaster Housing Assistance Program (KDHP) which began on October 1, 2005.

One hundred and seven (107) evacuee families formerly assisted by HUD in disaster affected areas received housing assistance through the KDHP program.

Through the Hurricane Katrina relief effort, a myriad of needs faced by the hurricane impacted families were addressed. Homeless families were able to begin to rebuild their lives and regain a sense of hope for a brighter future.



Financial Statements... Balance Sheets

Years Ended September 30, 2005 and 2004

ASSETS	<u>2005</u>	<u>2004</u>
Current Assets		
Cash and cash equivalents	\$1,792,650	\$1,699,707
Investments (at cost)	1,791,005	1,386,000
Adjustments to market	<u>(8,162)</u>	<u>25,878</u>
Investments at market	<u>1,782,843</u>	<u>1,411,878</u>
Grants receivable	162,616	71,954
Accrued interest receivable	5,630	2,407
Prepaid expenses	<u>1,698,597</u>	<u>1,810,229</u>
Total current assets	5,442,336	4,996,175
Capital assets, net of accumulated depreciation	<u>436,332</u>	<u>463,101</u>
Total assets	<u>\$5,878,668</u>	<u>\$5,459,276</u>
LIABILITIES AND NET ASSETS		
Liabilities		
Current:		
Accounts payable	\$2,113,417	\$1,949,540
Compensated absences	7,498	7,944
Escrows	305,776	295,340
Accrued liabilities	<u>23,095</u>	<u>17,820</u>
Total current liabilities	2,449,786	2,270,644
Noncurrent:		
Other	\$48,206	\$48,205
compensated absences	<u>137,069</u>	<u>148,219</u>
Total noncurrent liabilities	185,265	196,424
Total liabilities	2,635,051	2,467,068
Net assets:		
Invested in capital assets	436,332	463,101
Unreserved retained earnings	<u>2,807,285</u>	<u>2,529,107</u>
Total net assets	<u>3,243,617</u>	<u>2,992,208</u>
Total liabilities and net assets	<u>\$5,878,668</u>	<u>\$5,459,276</u>

Financial Statements... Statement of Revenues and Changes in Retained Earnings

Years Ended September 30, 2005 and 2004

Operating Revenues	<u>2005</u>	<u>2004</u>
HUD grant revenue	\$23,351,021	\$26,315,168
Other revenue	<u>108,375</u>	<u>188,370</u>
	<u>23,459,396</u>	<u>26,503,538</u>
Operating Expenses		
Administrative	1,937,107	2,211,651
Housing Assistance Payments	<u>21,264,603</u>	<u>23,764,192</u>
	<u>23,201,710</u>	<u>25,975,843</u>
Depreciation expense	<u>26,769</u>	<u>29,165</u>
	<u>23,228,479</u>	<u>26,005,008</u>
Operating income	230,917	498,530
Non-Operating Revenue (Expenses)		
Investment Income	23,159	25,440
Investment Expense	<u>(2,667)</u>	<u>(24,818)</u>
Total non-operating revenue	<u>20,492</u>	<u>20,622</u>
Change in net assets	251,409	519,152
 Beginning net assets	 <u>2,992,208</u>	 <u>2,473,056</u>
Ending net assets	<u>\$3,243,617</u>	<u>\$2,992,208</u>

Audited financial statements prepared by Rylander, Clay and Opitz, LLP

The AHA Staff

The AHA's success in achieving its goals during 2005 in serving low-income families was made possible through the dedicated efforts of its entire staff who continue to serve participants with dignity and compassion. Through these efforts, families are able to meet their basic needs of safe, decent affordable housing as well as education, nutrition, and healthcare.



The Management Team: David Zappasodi, Lanesha Linzy, Julie Andrews, Cynthia Javes-Barton, Tim Jones, James Weddle, Cathy Ward, Joan Hill-Love. Absent: Jesse Lopez, Brenda Brewer



The Financial Team: Cathy Ward, Elvira Freeman



The Front Office Team: Rafaela Ollarzabal, Carolina Molina, Crystal Abshari, Nina Von Falkenstein



The Rental Integrity Team: Theresa Eskridge



Grants Mgt. Team: Angela Junior, Mindy Cochran, Charlie Price, Amy Trevino. Absent: Bruce Beard



Inspection Staff: Tim Simmons, Serena Smith, David Engel, Brenda Brewer, Vicky Pierce, Garlene Weaver



The Housing Specialist Team: Jody Stigler, Jeanette Culwell, Jessica Parry, Amber Sluder, Charlene Wallace, Eleene Choate, Jackie Rhodes, Lydia Fierro-Willingham

**Arlington Housing Authority
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Arlington, TX 76011**

**For More Information
Call 817 275-3351
Fax 817 861-8097**



**Office Hours:
8:00 a.m.-5:00 p.m. Monday, Wednesday, Thursday, Friday
8:00 a.m.-7:00 p.m. Tuesdays**